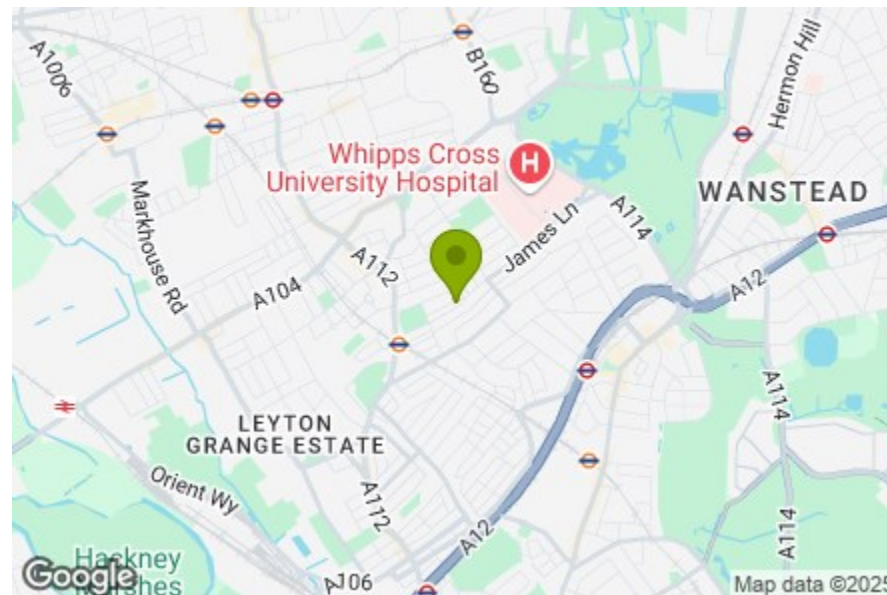


Kitchen / Dining / Reception Room  
19'0" x 16'6"

Shower Room  
5'6" x 4'8"

Bedroom  
10'2" x 10'11"



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



## LYNDHURST DRIVE, LEYTON

Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom
- 1st Floor Apartment
- Open Plan Kitchen / Living Area
- High Ceilings
- Beautifully Presented
- Long Lease
- Short walk to Francis Road

Set on the first floor of a classic property, this stylishly designed one-bedroom apartment is located a short stroll from Leyton's thriving Francis Road, as well as having easy access to charming Walthamstow Village and Upper Leytonstone.

As well as the fantastic neighbourhood, highlights include the stunning decor, period features, abundance of natural light and open plan kitchen/reception. It's all been beautifully imagined so you can enjoy the home from the day you move in.

REQUEST A VIEWING  
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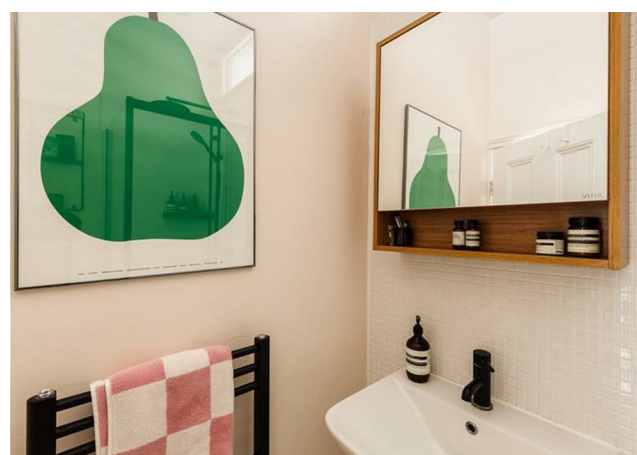
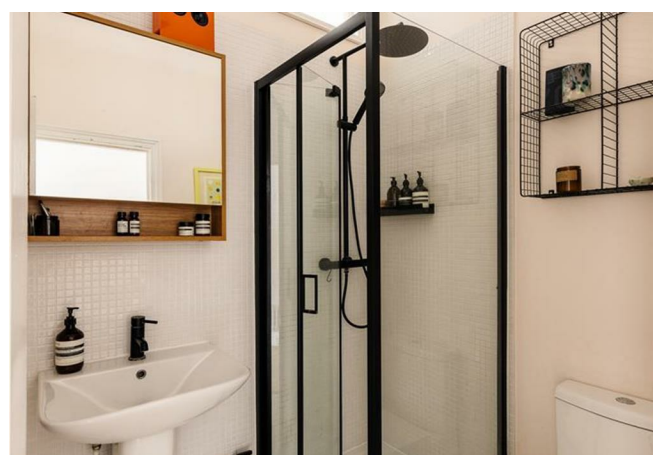
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**IF YOU LIVED HERE...**

This prime E10 location means you can wander in almost any direction and find a place of interest, ranging from award-winning eateries to sweeping nature, but at home your favourite view will probably be stretching out in your open plan living area...

This stunning space is awash with natural light thanks to the generous windows and high ceiling, with the crisp white decor and sweeping parquet further adding to the sense of space. In the cleverly designed wrap-around kitchen area, you'll love the contrast of the Formica-style ply units and glossy counters, with the square format tiles adding a further flourish. It's the perfect blank canvas if you want to add your own touches, with the fireplace alcove and ornate cornicing providing subtle charm.

The effortless balance between traditional beauty and modern convenience is continued in the bathroom, where you'll find a walk-in shower amongst the lovely features. Finally, the bedroom is a spacious double with more considered additions such as the custom shelving.

Beyond your home, you'll be pleased to discover that you're only a short stroll from Hollow Ponds at the tip of Epping Forest, while the delights of Walthamstow Village are a stroll away. Even closer you'll find the Leyton Midland Road arches, where you've

got some brilliant options, including the much lauded smokehouse Burnt, Gravity Well Taproom, Bamboo Mat, Perky Blenders, Leyton Calling and Swirl. The ever-popular Francis Road is just beyond that, where you can enjoy everything from upmarket deli Yardarm to independent bookstore Phlox.

If you need to escape further afield, you can reach Leyton Midland Road in just seven minutes for the Overground, or Leytonstone station is just ten minutes further for the Central line. Buses are also plentiful, with routes running via Leyton High Road towards Stratford where you have easy access to Westfield and the Olympic Park.

**WHAT ELSE?**

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.
- We're barely scratching the surface with the amenities mentioned above. To throw a few more options into the mix, you've got the newly extended Eat 17 and Ruff's Bistro in Walthamstow Village, or the Filly Brook, Homies on Donkeys, Mum Likes Thai in Leytonstone - all within walking distance. You've got even more fantastic options in the wider area, stretching from the breweries in the Blackhorse Road Beer Mile to the quirky independents of Wood Street.
- Towards Stratford there's much excitement about the development of East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving in.



**A WORD FROM THE EXPERT...**

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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